

Washington County Land Use Authority Meeting June 11, 2013

The Washington County Land Use Authority Meeting was held Tuesday, June 11, 2013 in the Council Chambers of the Washington County Administration Building located at 197 E. Tabernacle, St. George, UT. The meeting was convened by Chairman Doug Wilson at 1:30 p.m. He led the Pledge of Allegiance, after which, he explained meeting protocol.

Commissioners present: Dave Everett, Kim Ford, Deborah Christopher, Mike Stucki, JoAnn Balen, Rick Jones, and Julie Cropper.

Staff present: Scott Messel, Planning & Zoning Administrator; Jody Borgeson, Deputy Attorney; Kurt Gardner, Building Official; and Doreen Bowers-Irons, Planning Secretary, Alan Gardner, County Commissioner.

I. CONDITIONAL USE PERMIT EXTENSION. Request permission for a Special Event for the 25 Hours in Frog Hollow Bike Race to be held October 12, 2013 and November 2-3, 2013. The applicant is GRO Promotions/Cimarron Chacon agent.

Mr. Messel reported GRO Promotions is based out of St. George and for the past several years held the 6 hours and 25 hours in Frog Hollow ultra-enduring mountain biking events. The events are a staple of the Rocky Mountain Region racing season. The events have seen steady growth, both in participants and sponsors. The events draw heavily participants from out of the region and out of state and encourage entire families to come and race or support a family member. The events work with local vendors in Hurricane, Virgin, and Washington County to supply as much of event support as possible. The applicant holds a 5 year permit from the BLM and partners with the City of Hurricane for emergency support. The events take place between Virgin and Hwy. 59 east of Hurricane City. The course uses portions of the Jem Trail, Hurricane Rim Trail, and Sheep Bridge Road. Both events stage at the BLM flagstone quarry. The proper event insurance is in place. The events details are listed below:

6 Hours in Frog Hollow Event

Date: October 12, 2013

Expected participation: 145 participants.

Spectators and volunteers: 25.

Sanitation: Small dumpster, 10 porta-potties, 1 additional on course.

Safety and Security: Road Closure barriers and signs from Utah Barricade, on site staff security at each road closure, course marshals/EMT's at 4 locations on course, BLM LEO on site, Washington County Sheriff on call. An ambulance will be on-site.

Sunday (before Race): Course marking begins and road closure notices are posted Friday

- 9:00 am-Frog Town set-up begins
- 12:00 pm-Frog Town opens to vendors
- 2:00 pm-Frog Town opens to participants/Full course is ready for pre-riding
- 3:00 pm – 6:00 pm: Packet pickup at Hurricane Community Center

Saturday (Race Day!!)

- 7:30 am - 8:30 am - Packet Pick-up
- 8:30 am – Racer Meeting

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- 8:45 am – First racer must have bikes placed and proceed to start line
- 9:00 am – Race begins
- 2:00 pm - Last riders out
- 3:00 pm - Race /Sheep Bridge Road is open to thru traffic/venue is cleaned up
- 3:00 pm to 4 pm – Pick up food from one of our partner restaurants
- 4:00 pm - Awards Ceremony in Hurricane Community Park

25 Hours in Frog Hollow Event

Date: November 2-3, 2013 (always held over the fall time change)

Expected participation: 285 participants

Spectators and volunteers: 110

Sanitation: Water truck for dust control, 1 large dumpster and 1 small dumpster, 20 porta-potties cleaned 2 times during event, 2 additional on course

Safety and Security: Road closure barriers and signs from Utah Barricade, on site staff security at each road closure, course marshals/EMTs at 4 locations on course, BLM LEO on site, Washington County Sheriff on call and staffed during peak hours on Saturday. There will be an on-site ambulance for 25 hours plus additional EMT with ATV on course.

Sunday (before race) -Course marking begins

Thursday

- 9:00 am - Frog Town set-up begins
- 12:00 pm – Frog Town opens to vendors
- 4:00 pm – Frog Town opens to participants/Full course is ready for pre-riding

Friday

- 9:00 am – Water Truck to dust road as needed.
- 2:00 pm – 8:00 pm - Packet Pick-up at the venue.
- 10:00 pm - Lights out quite hours

Saturday (Race Day!!)

- 6:30 am - 9:00 am - Packet Pick-up
- 9:30 am – Racer Meeting/set clocks to Frog Time now (back 1 hr)
- 9:45 am – First racer must have bikes placed and proceed to start line
- 10:00 am – Race begins
- 6:00 pm – Lights burning
- 7:00 pm – Nighttime feed zone opens
- 12:00 am – Mid-night pie

Sunday

- 9:30 am - Post-race meals start arriving from Durango's in Hurricane
- 9:59 am - Last chance for riders to head out – 25 hours
- 11:00 am - Last riders finishing
- 12:00 pm - Awards Ceremony
- 1:00 pm - Frog Town closes down

Recommendation:

Staff recommends approval of the Conditional Use Extension for the 6 Hours in Frog Hollow and 25 Hours in Frog Hollow Events based on the following findings:

1. The event meets all the applicable requirements of the Special Events Checklist.
2. The event has been approved in past years.

3. The event meets the applicable Washington County Code.

Cimarron Chacon addressed the commission explaining the starting area, map of the event, the course, Frog Town, and other aspects of the event. She stated the different jurisdictions they would be utilizing. She showed some slides from previous years and discussed the activities. She reported they have 242 participants. The event gets more participants every year who come from all over the country and some from Canada. She reported on the economic impact the event provides. She concluded by stating they expect to have up to 420 participants for the 25 hour race and 200 for the 6 hour race. A short movie was then shown to the commission about the event that was filmed last year and will get world wide exposure.

Ms. Chacon and the commission discussed the events and the popularity the event has attained. Chairman Wilson informed the commission that Ms. Chacon worked for the BLM office and was instrumental in getting the mountain biking trail on Gooseberry Mesa.

Motion: Commissioner Stucki **MOVED** to approve the conditional use permit extension request for the special event Frog Hollow Bike Race through Washington County for one year; GRO Promotions/Cimarron Chacon, applicant based on the following findings:

1. The event meets all the applicable requirements of the Special Events Checklist.
2. The event has been approved in past years.
3. The event meets the applicable Washington County Code.
4. There have been no complaints or serious injuries.

Commissioner Christopher **SECONDED**. Chairman Wilson called for discussion on the motion. Commissioner Ford commented on the findings and adding one additional finding, which after discussion, the commission concurred with and it was added as number 4. The motion carried with all six (6) Commissioners voting in favor.

II. CONDITIONAL USE PERMIT. Review the Conditional Use Permit request for a construction staging area in Central in association with the Questar Compressor Station project in Central at approximately 100 East Center Street in Central. The zone is A-20 (Agricultural 20 acres); Questar Gas Company/Robert Gray, owner, applicants

Mr. Messel reported in December 2012, a conditional use permit was granted for a Questar Gas Compression Station. The compressor station will tie into the Kern River Pipeline system. The compressor station site is located at 486 West Frontier Road. Construction of the facility is well underway, and a staging site is needed. The staging site is located several blocks east of the compression station site on the east side of Hwy. 18, across the street from the fire station on Center Street. The staging area will occupy the northeast corner of the parcel. The area has been graveled to keep dirt and mud from being tracked onto county roads. A chain-link gate has been installed at the entrance to the site. The site is partially obstructed from view by vegetation. He produced a map showing the area and the site proposal.

RECOMMENDATION:

Staff has reviewed and recommends the Planning Commission approve the conditional use for the construction staging area in association with the Questar Gas Compressor Station based on the following findings:

1. Public Utilities are a conditional use in the A-20 (Agricultural) zone.
2. The use is temporary and is in association with the already approved conditional use.
3. The site meets any applicable Washington County requirements.

Commissioner Cropper asked about a flood area or wash on the property. She wondered if the property was high enough to not be flooded out. A short discussion regarding the drainage on the land took place.

Matthew Gray representing his father, Robert, reported on the request. He noted the property was raised out of the river bed and leveled off a few years ago when the Red Mountain substation came in. He stated the contractor who is leasing the property for the staging area has indicated they will be there for about 5 months or less. He reported on the security measures, sanitary facilities, and dust control for the staging area. He asked if there were any questions.

A short question and answer discussion ensued, which included storage of fuel and traffic on the road. There will be no fuel storage on the site.

Motion: Commissioner Balen MOVED to approve the conditional use permit for one year for the staging area for the Questar Gas Compression Station located in Central; applicants Questar Gas and Robert Gray, based on the following Findings:

1. **Public Utilities are a conditional use in the A-20 (Agricultural) zone.**
2. **The use is temporary and is in association with the already approved conditional use.**
3. **The site meets any applicable Washington County requirements.**

Commissioner Cropper SECONDED. The motion carried with all six (6) Commissioners voting in favor.

III. PUBLIC HEARING AND AMENDED PLAT APPROVAL. Review request to amend Pine Valley Meadow View Subdivision, an 8 lot subdivision containing 3.247 acres. The applicant is Tim and Joyce Cory.

Mr. Messel stated the Cory's, owners of Parcel #PVMV-1-2 (Lot 1-2) and PVMV-3 (Lot 3), have submitted an application to amend the plat for Pine Valley Meadow View Subdivision. The subdivision plat was recorded in 1977 with 9 lots. There was a 30' wide access easement between lots 2 and 3. The easement provides access to Parcel #6102-A-1-B. The plat was amended in the 1980's. Lot 1 and lot 2 were combined into one lot called Lot 1-2. The access easement was relocated to the south property line of Lot 1-2 and reduced to 25' wide. The Cory's have submitted an amended plat that relocates the 25' wide access easement to the south side of Lot 3. The owner of Parcel #6102-A-1-B, is aware of the proposed change and has consented to access property via relocated easement.

RECOMMENDATION:

Staff has reviewed the proposed amended plat and recommends the Planning Commission recommend approval based on the following findings:

1. The proposed amended plat is consistent with the General Plan.
2. Other than relocating the 25' access easement the subdivision is consistent with the already approved plat.
3. The plat meets the requirements of the RE-20 (Residential Estates 20,000 square feet) zone.
4. The plat meets the applicable Washington County Codes.

5. The owner of Parcel #6102-A-1-B, is aware of the proposed change and has consented in writing, to access property via relocated easement.

Motion: Commissioner Stucki MOVED to open the public hearing for the amended subdivision plat for Pine Valley Mountain View Subdivision. The motion was SECONDED and carried with all six (6) Commissioners voting in favor.

Shane Wittwer stated his family owns property just south to this proposed amended lot. He had no concerns but was curious as to why they are moving the access. He stated the land is fairly flat there and when they irrigate their land it could cause some flooding there and so if the Cory's wanted to build a house or garage there, some damage may occur. He just wanted to make sure the Cory's were aware of the potential.

Scott Woolsey from Alpha Engineering stated the reason for the change is because if the property is developed, then the road becomes too close to the house. There are no plans at this time to do more to the property other than landscape. He reiterated there are no plans at this time and the lots should not change in anyway.

A short discussion regarding the access change took place.

There were no other public comments.

Motion: Commissioner Ford MOVED to close the public hearing for the amended subdivision plat for Pine Valley Mountain View Subdivision. The motion was SECONDED and carried with all six (6) Commissioners voting in favor.

A short discussion regarding the change occurred, which included the easement and flag lots.

Motion: Commissioner Everett MOVED to recommend the County Commission approve the amended subdivision plat for Pine Valley Meadow View Subdivision, an eight (8) lot subdivision on 3.247 acres; applicant Tim and Joyce Cory, based on the following findings:

1. The proposed amended plat is consistent with the General Plan.
2. Other than relocating the 25' access easement the subdivision is consistent with the already approved plat.
3. The plat meets the requirements of the RE-20 (Residential Estates 20,000 square feet) zone.
4. The plat meets the applicable Washington County Codes.
5. The owner of Parcel #6102-A-1-B, is aware of the proposed change and has consented to access property via relocated.

Commissioner Christopher SECONDED. The motion carried with all six (6) of the members voting in favor and one (1) nay vote from Commissioner Stucki.

IV. STAFF DECISIONS. Review of decisions from the Land Use Authority Staff Meeting held on June 04, 2013; County initiated.

Mr. Messel reported on the items discussed at Staff Meeting held on June 04, 2013 which included the following:

1. The Diamond H Ranch old location has new ownership and the new owners are looking at reopening the building under the name River View Academy. They had received permanent conditional use at that location to have a boy's home at that site.

Mr. Messel and the commission discussed the project, the new owner, and how they proposed to run it.

2. The Good Earth Mineral Mine is coming up for review and will probably be on the August agenda.

V. MINUTES. Consider approval of the minutes of the regular planning commission meetings held on April 09, 2013 and May 14, 2013.

The commission discussed the April 09, 2013 and May 14, 2013 minutes and any corrections that needed to be made.

Motion: Commissioner Christopher MOVED to approve the Minutes of April 09, 2013 and May 14, 2013 Commissioner Stucki SECONDED. The motion carried with all six (6) Commissioners voting in favor.

VI. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on planning items; County initiated.

There were no planning items on the Commission agenda.

VII. COMMISSION & STAFF REPORTS. General reporting on various topics; County initiated.

Mr. Messel reported there will be a work meeting on June 25, 2013. Material will be distributed as to what will be discussed which, will include conditional use permits and some other items.

The planner discussed coordinating with the other cities special events and putting special events on the County Tourism site calendar.

Commissioner Stucki asked for information on the distance allowed for liquor licenses between churches, schools and parks. A short discussion on the requirement occurred.

Commissioner Stucki commented on the bike relay that took place over the weekend and traffic problems created by the chase vehicles. The commission discussed the problem and the new lane.

Commissioner Balen thanked Mr. Messel for his work and stated she was impressed with him.

Commissioner Stucki moved to adjourn the meeting at 2:40.m.

Doreen Bowers-Irons, Planning Secretary

Approved: 09 July 2013